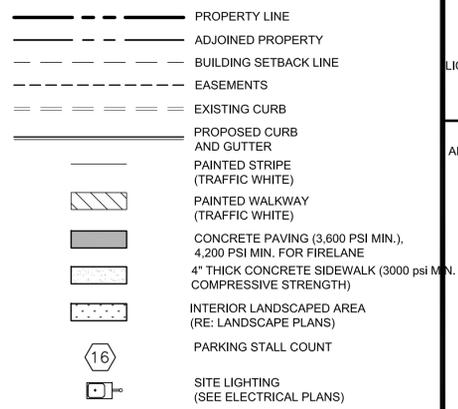
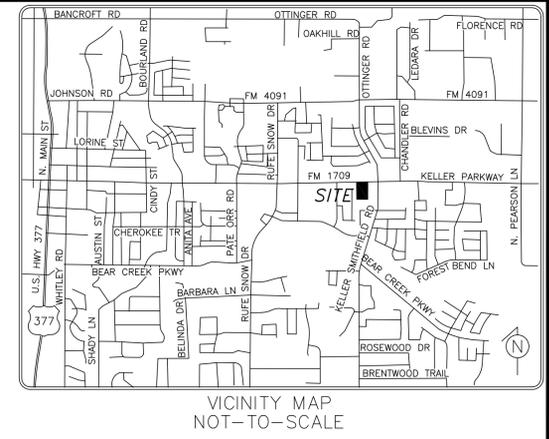


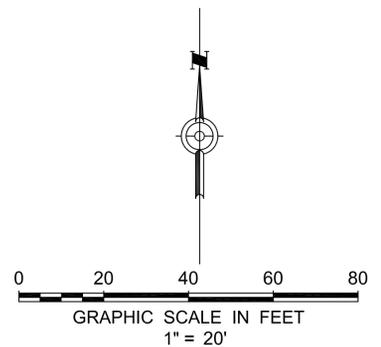
- NOTES BY SYMBOL:**
- 1 PROPOSED STRUCTURE.
 - 2 DUMPSTER WITH MASONRY ENCLOSURE TO MATCH BUILDING COLORS WITH 7" THICK CONC. APRON. REFER TO ARCHITECTURAL PLANS FOR DETAILS
 - 3 ACCESSIBLE PARKING SPACE (TYP.)
 - 4 ACCESSIBLE PARKING POLE SIGNAGE & WHEELSTOPS (TYP.) - 2 PLACES (3 REGULAR AND 1 VAN ACCESSIBLE SIGNAGE)
 - 5 PROPOSED 5' WIDE PUBLIC SIDEWALK
 - 6 ADA COMPLIANT WALKWAY (TO CONNECT TO PUBLIC SIDEWALK)
 - 7 PROPOSED ACCESS TO KELLER PARKWAY (TXDOT PERMIT REQUIRED)
 - 8 PROPOSED MONUMENT SIGN. SIGNAGE BY SEPARATE PERMIT
 - 9 DRIVE THROUGH LANE
 - 10 ORDER BOARD
 - 11 BARRIER FREE RAMP
 - 12 PROPOSED ELECTRICAL TRANSFORMER (PENDING ONCOR APPROVAL)
 - 13 GREASE INTERCEPTOR AND SAMPLE WELL
 - 14 DRAINAGE STRUCTURE
 - 15 PROPOSED FIRE HYDRANT
 - 16 PROPOSED FIRE DEPT. CONNECTION (FDC)
 - 17 MUTCD R5-1 "DO NOT ENTER SIGNAGE"
 - 18 PEDESTRIAN LIGHT STANDARD (PER DEVELOPMENT STANDARDS)



- GENERAL NOTES:**
- ALL PAVEMENT DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE. ALL BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF WALL UNLESS INDICATED OTHERWISE.
 - SEE ARCHITECTURAL SHEETS FOR EXACT DIMENSIONS OF BUILDING, AND DETAILS AROUND THE BUILDING.
 - ALL CURVE RADI ARE 3' UNLESS NOTED OTHERWISE.
 - SEE ELECTRICAL PLANS FOR SITE LIGHTING DESIGN AND DETAILS.

SITE DATA SUMMARY

DEVELOPMENT	RESTAURANT / RETAIL
EXISTING ZONING	TOWN CENTER
PROPOSED USE	RETAIL STORE & RETAIL WITH DRIVE-THROUGH
SITE AREA	1.586 AC. (69,086 sf)
BUILDING AREA (6,000 SF MIN.)	9000 sf
BUILDING HEIGHT (2 STOREYS AND 35' MIN)	27'
FLOOR AREA RATIO	0.130
LOT COVERAGE	13.0%
RESTAURANT PARKING REQUIRED (9000 sf @ 1:150 SF)	60
PARKING PROVIDED	85
ADA SPACES REQUIRED	4
ADA SPACES PROVIDED	4



DEVELOPER
 TRINITY PARTNERS COMMERCIAL REAL ESTATE
 450 N. KIMBALL AVE., SUITE 100
 SOUTHLAKE, TX 76092
 ATTN: BRAD BOWEN PH: (214) 693-7424

SITE BENCHMARK NO. 1 = CENTER OF GTE MANHOLE LID LOCATED NORTHWEST AT A DISTANCE OF 40 FEET FROM THE NORTHWEST PROPERTY CORNER OF THE SUBJECT PROPERTY. ELEVATION = 662.96'

SITE BENCHMARK NO. 2 = CENTER OF SANITARY SEWER MANHOLE LID LOCATED SOUTHEAST AT A DISTANCE OF 341 FEET FROM THE SOUTHWEST PROPERTY CORNER OF THE SUBJECT PROPERTY. ELEVATION = 652.56'

SITE PLAN

**1.586 ACRE PARCEL LOT 3 - BLOCK E
 KELLER TOWN CENTER ADDITION
 CITY OF KELLER, TARRANT COUNTY, TEXAS**

OWNER PINPOINT BEAR CREEK LAND HOLDINGS, LLC 675 BEARING DRIVE, STE 550, HOUSTON, TX 77057 PHONE: 713-202-4561 EMAIL: DTOONE@PINPOINTCOMMERCIAL.COM	ENGINEER THOMAS SITE DEVELOPMENT ENGINEERING INC. 2004 BEDFORD ROAD, STE 200, BEDFORD, TX 76021 ATTN: MATHEW THOMAS, PE PH: (214) 680-2728
--	---

THOMAS
 SITE DEVELOPMENT
 ENGINEERING INC.

REGISTRATION NO. F-10289
 1803 BILL SWAINSON ROAD, COLLETTVILLE, TX 76034
 (214) 690-2728 FAX: (817) 545-9746
 EMAIL: MATHEW@THOMAS-ENG.COM

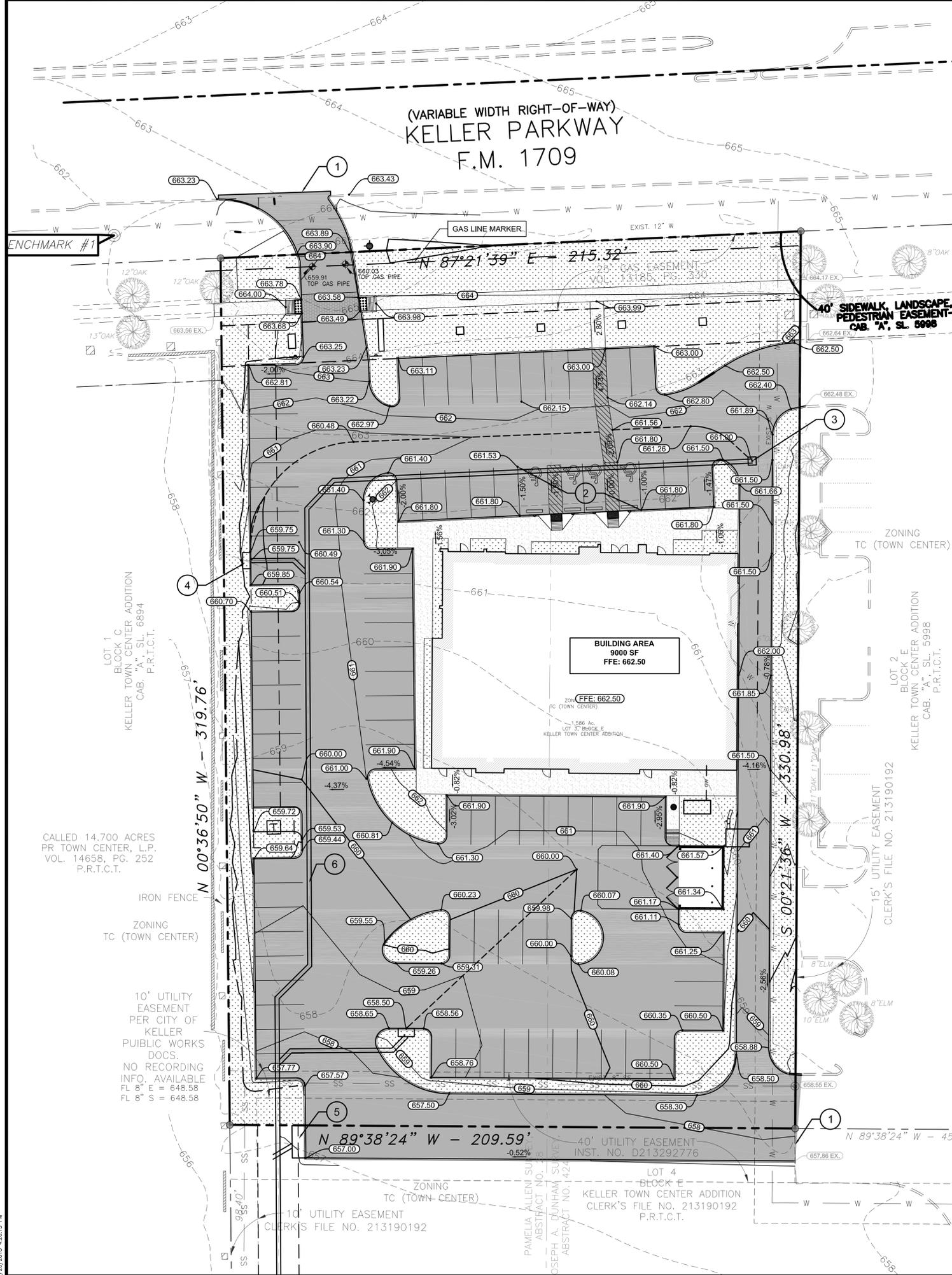
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 MATHEW THOMAS, P.E.
 LICENSED ENGINEER # 81576
 2 Jul 2018

PRELIMINARY NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

FM 1709 KELLER PKWY DEVELOPMENT
 1.586 ACRE PARCEL LOT 3 - BLOCK E
 KELLER TOWN CENTER ADDITION
 CITY OF KELLER, TARRANT COUNTY, TEXAS

REVISION	DESCRIPTION	DATE

C-2.0



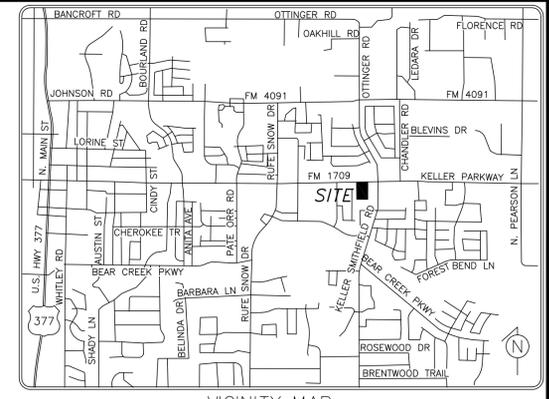
(VARIABLE WIDTH RIGHT-OF-WAY)
KELLER PARKWAY
 F.M. 1709

NOTES BY SYMBOL:

- ① MATCH EXISTING ELEVATION
- ② CROSS SLOPE NOT TO EXCEED 1.75 % (IN ANY DIRECTION) IN THIS AREA
- ③ INSTALL 3'X3' GRATE INLET
- ④ INSTALL 5' CURB INLET
- ⑤ INSTALL 10' CURB INLET
- ⑥ PROPOSED STORM DRAIN SYSTEM TO DRAIN TO DETENTION POND LOCATED ON LOT 4

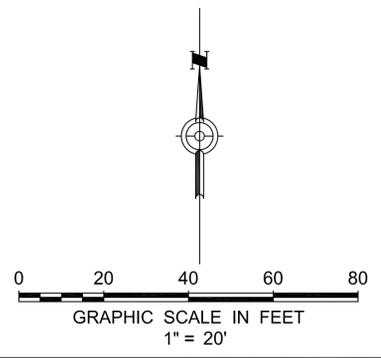
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2. IF ANY CONFLICT OR DISCREPANCY FROM THE PLANS IS FOUND, NOTIFY THE ENGINEER BEFORE CONTINUING WITH ANY FURTHER CONSTRUCTION.
3. ALL PIPE SHALL BE LAID STARTING AT THE OUTFALL AND LAID UPSTREAM FROM THAT POINT. ALL GRAVITY LINES TO BE INSTALLED BEFORE PRESSURE LINES.
4. SPOT ELEVATIONS SHOWN ARE TO THE TOP OF PROPOSED PAVEMENT AND/OR TOP OF FINISHED GRADE, UNLESS OTHERWISE NOTED. ADD 0.5 FEET FOR TOP OF CURB ELEVATIONS. SPOT ELEVATIONS SHOWN IN LANDSCAPED AREAS ARE TO THE TOP OF SOD.
5. TOP OF ALL LANDSCAPED AREAS AT BUILDING SLAB TO BE A MIN. 6" BELOW FINISH FLOOR ELEVATION.
6. REFER TO THE GEOTECHNICAL REPORT FOR SOIL TREATMENT AND COMPACTION SPECIFICATIONS DURING THE GRADING OPERATIONS.
7. ADA COMPLIANT PARKING AREAS ARE NOT TO EXCEED 1.5% SLOPE IN ANY DIRECTION.
8. ADA COMPLIANT WALKWAYS AND SIDEWALKS ARE NOT TO EXCEED 5% IN THE DIRECTION OF TRAFFIC AND 1.5% CROSS SLOPE.



VICINITY MAP
 NOT-TO-SCALE
LEGEND:

- PROPERTY LINE
- - - ADJOINED PROPERTY
- BUILDING SETBACK LINE
- - - EXISTING EASEMENTS
- - - PROPOSED EASEMENTS
- - - EXISTING CURB
- - - PROPOSED CURB AND GUTTER
- 579 — EXISTING 1' CONTOUR
- 578 — PROPOSED 1' CONTOUR
- FLOW ARROW
- HP HIGH POINT
- LP LOW POINT
- FINISHED GROUND
- EXISTING FINISHED GRADE
- DRAINAGE SWALE
- GRADING LIMITS



GRADING PLAN

1.586 ACRE PARCEL LOT 3 - BLOCK E
KELLER TOWN CENTER ADDITION
CITY OF KELLER, TARRANT COUNTY, TEXAS

DEVELOPER
 TRINITY PARTNERS COMMERCIAL REAL ESTATE
 450 N. KIMBALL AVE., SUITE 100
 SOUTHLAKE, TX 76092
 ATTN: BRAD BOWEN PH: (214) 693-7424

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 PHONE: 713-202-4561
 EMAIL: DTOONE@PINPOINTCOMMERCIAL.COM

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 ATTN: MATHEW THOMAS, P.E. PH: (214) 680-2728

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 EMAIL: MATHEW@THOMAS-ENG.COM

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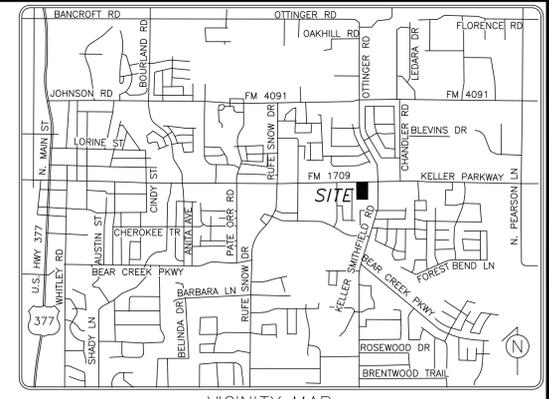
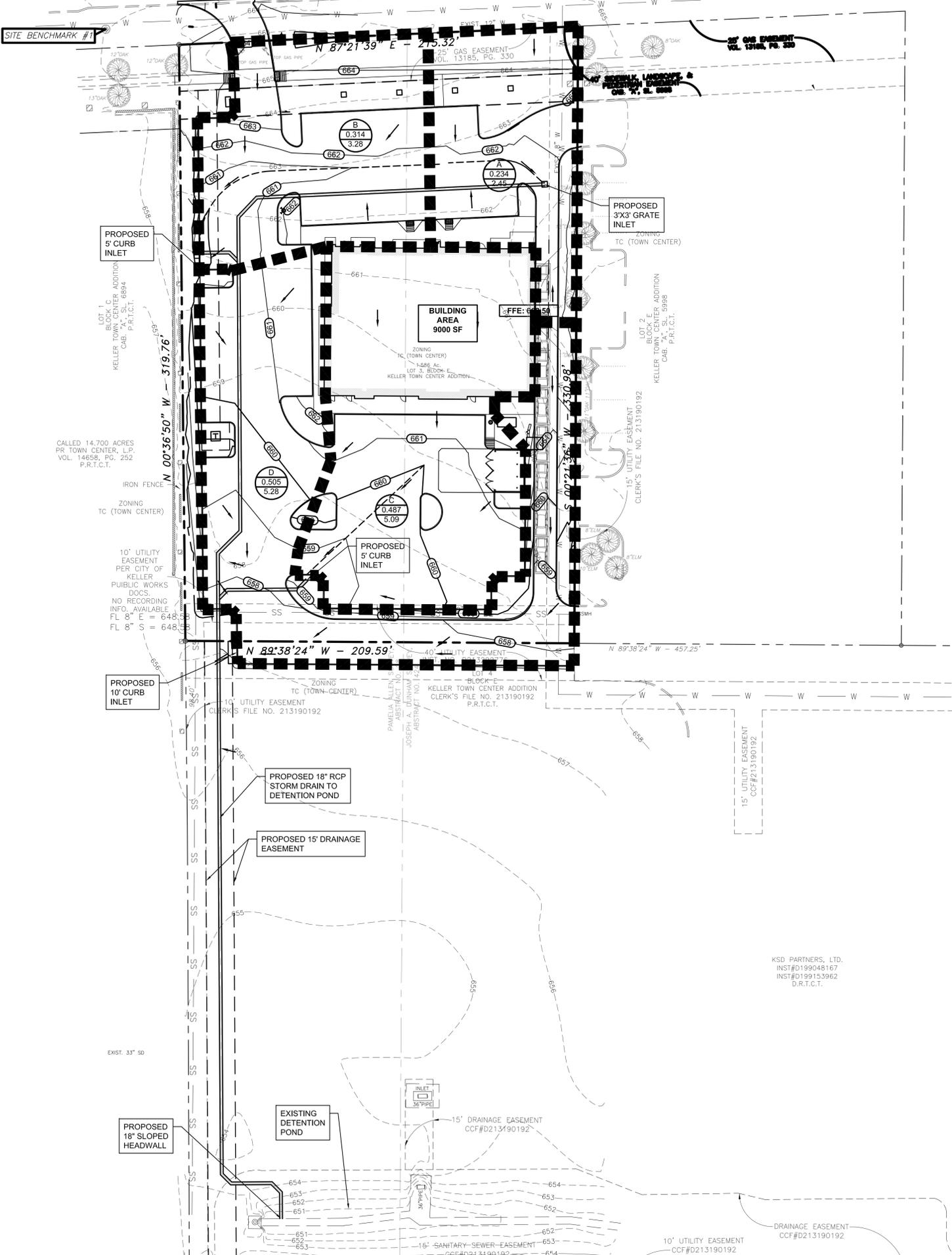
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1.586 ACRE PARCEL LOT 3 - BLOCK E
KELLER TOWN CENTER ADDITION
CITY OF KELLER, TARRANT COUNTY, TEXAS

REVISION	DESCRIPTION	DATE

C-3.1

P:\WORKING\CAD WORKS FOLDER\201807 FM 1709 KELLER - TRADE DESIGN\SHEETS\C-3.1 GRADING PLAN - FM 1709 KELLER.DWG
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**KELLER PARKWAY
F.M. 1709**



VICINITY MAP
NOT-TO-SCALE

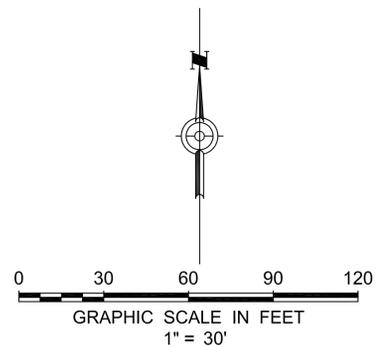
LEGEND:

- PROPERTY LINE
- - - ADJOINED PROPERTY
- - - BUILDING SETBACK LINE
- - - EXISTING EASEMENTS
- - - PROPOSED EASEMENTS
- - - EXISTING CURB
- - - PROPOSED CURB AND GUTTER
- 579 — EXISTING 1' CONTOUR
- 578 — PROPOSED 1' CONTOUR
- FLOW ARROW
- DRAINAGE DIVIDE (PROPOSED)
- ⊙ A
0.59
2.00 DRAINAGE INFORMATION (AREA ID, AREA (ACRES), Q100 (CFS))

DRAINAGE AREA CALCULATIONS - PROPOSED CONDITIONS Tc = 10 MIN.

DRAINAGE AREA	C	AREA (Ac.)	I100 (in/hr)	Q100 (cfs)	DESCRIPTION
A	0.90	0.234	11.6	2.45	FLOWS TO PROPOSED 3'X3' GRATE INLET
B	0.90	0.314	11.6	3.28	FLOWS TO PROPOSED 5' CURB INLET
C	0.90	0.487	11.6	5.09	FLOWS TO PROPOSED 5' CURB INLET
D	0.90	0.505	11.6	5.28	FLOWS TO PROPOSED 10' CURB INLET

- DRAINAGE NOTE:**
- ALL DEVELOPED FLOW IS DISCHARGED TO THE DETENTION POND LOCATED ON LOT 4.
 - DETENTION POND IS SIZED TO ACCEPT DEVELOPED FLOWS FROM LOT 3, PER ENGINEERING PLANS OF KELLER ASSISTED LIVING FACILITY BY PACHECO KOCH DATED SEPTEMBER 2011.



DRAINAGE AREA MAPS

**1.586 ACRE PARCEL LOT 3 - BLOCK E
KELLER TOWN CENTER ADDITION
CITY OF KELLER, TARRANT COUNTY, TEXAS**

DEVELOPER
TRINITY PARTNERS COMMERCIAL REAL ESTATE
450 N. KIMBALL AVE., SUITE 100
SOUTHLAKE, TX 76092
ATTN: BRAD BOWEN PH: (214) 693-7424

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ELEVATION = 662.96'

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ELEVATION = 652.56'

OWNER
PINPOINT BEAR CREEK LAND HOLDINGS, LLC
675 BEARING DRIVE, STE 550, HOUSTON, TX 77057
PHONE: 713-202-4561
EMAIL: DTOONE@PINPOINTCOMMERCIAL.COM

ENGINEER
THOMAS SITE DEVELOPMENT
ENGINEERING INC.
2004 BEDFORD ROAD, STE 200, BEDFORD, TX 76021
ATTN: MATHEW THOMAS, P.E. PH: (214) 680-2728

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4833 BILL SWAINSON ROAD, COLLETTVILLE, TX 76034
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LICENSED ENGINEER # 81576
20 Jun 2018

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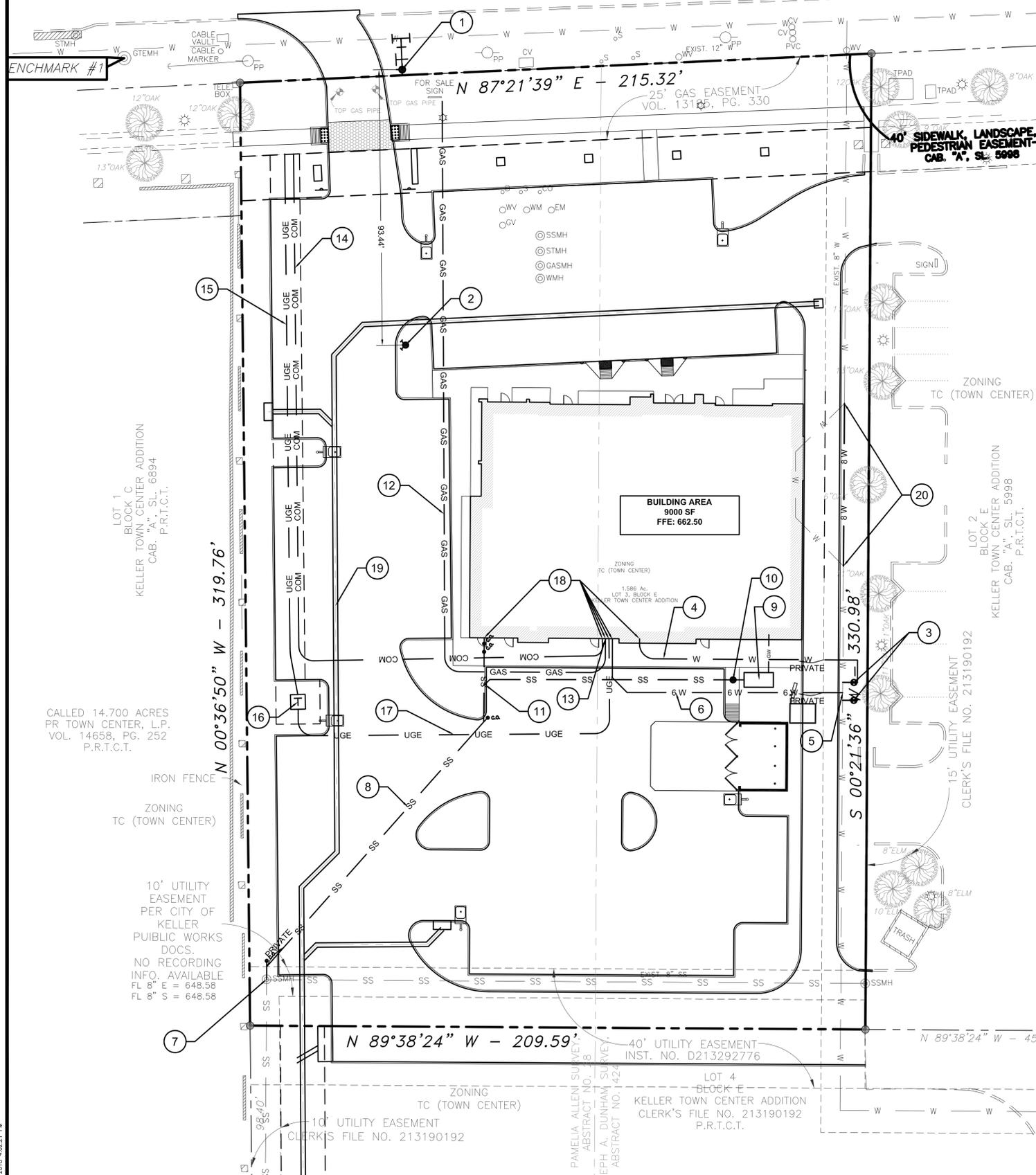
**FM 1709 KELLER PKWY DEVELOPMENT
1.586 ACRE PARCEL LOT 3 - BLOCK E
KELLER TOWN CENTER ADDITION
CITY OF KELLER, TARRANT COUNTY, TEXAS**

REVISION	DESCRIPTION	DATE

C-3.0

C:\WORKING\CAD WORKS\FOLDER\201807 FM 1709 KELLER - PROJE DESIGN\SHEETS\C-3.0.DWG MAP - FM 1709 KELLER.DWG
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(VARIABLE WIDTH RIGHT-OF-WAY)
KELLER PARKWAY
 F.M. 1709

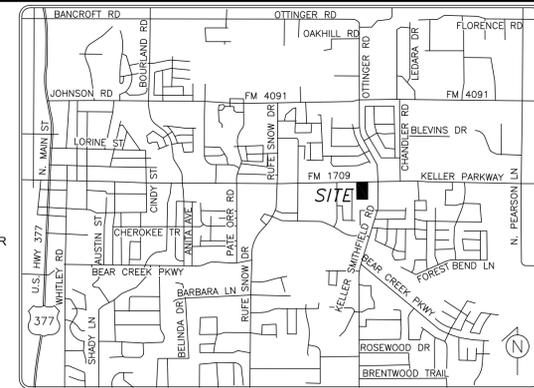


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- IF ANY CONFLICT OR DISCREPANCY FROM THE PLANS IS FOUND, NOTIFY THE ENGINEER BEFORE CONTINUING WITH ANY FURTHER CONSTRUCTION.
- ALL PIPE SHALL BE LAID STARTING AT THE PUBLIC TIE-IN LOCATION AND LAID UPSTREAM FROM THAT POINT.
- ALL SANITARY SEWER AND WATER PIPE AND APPURTENANCES SHALL MEET ASTM AND CITY OF KELLER STANDARDS FOR UTILITY CONSTRUCTION.
- GAS LINE TO BE INSTALLED PER ATMOS REQUIREMENTS. LINE SIZE TO BE DETERMINED BASED ON LOAD REQUIREMENTS AND AVAILABLE PRESSURE AT GAS METER.
- OBTAIN ALL PERMITS REQUIRED BY CITY OF KELLER AND TEXAS DEPT. OF TRANSPORTATION (TXDOT) PRIOR TO STARTING CONSTRUCTION OF UTILITIES WITHIN CITY OF KELLER AND TXDOT RIGHTS-OF-WAY & EASEMENTS.
- SEE GENERAL NOTES SHEET C-0.3 FOR ADDITIONAL INFORMATION.
- FOR IRRIGATION AND ELECTRICAL SLEEVE LOCATIONS REFER TO THE IRRIGATION AND ELECTRICAL PLANS.

NOTES BY SYMBOL

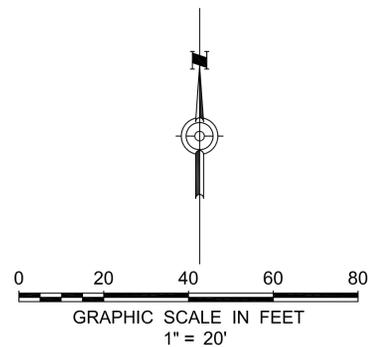
- PROPOSED FIRE HYDRANT. INSTALL 1-1/2"X6" TAPPING SLEEVE, 1-6" VALVE. TXDOT PERMIT REQUIRED FOR ALL WORK IN KELLER PARKWAY (FM 1709) R.O.W.
- REMOTE FIRE DEPARTMENT CONNECTION (FDC)
- INSTALL 2" SERVICE TAP AND METER FOR DOMESTIC SERVICE AND 1" SERVICE TAP AND METER FOR IRRIGATION SERVICE PER CITY OF KELLER STANDARD DETAIL.
- INSTALL APPROX. 80 LF OF 2" WATER LINE FOR DOMESTIC SERVICE TO BUILDING SERVICE ENTRY POINT.
- INSTALL 6" TAP IN EXIST 8" WATERLINE FOR FIRE SPRINKLER SERVICE
- INSTALL 6" PRIVATE WATER LINE (NOT TO EXCEED 100 LF) TO FIRE RISER ROOM. DOUBLE DETECTOR CHECK VALVE TO BE LOCATED INSIDE THE FIRE RISER ROOM. FINAL LINE SIZE TO BE DETERMINED BY THE FIRE PROTECTION CONTRACTOR.
- CONNECT 6" SEWER FROM BUILDING TO EXIST. SEWER MANHOLE = 648.75 (FIELD VERIFY).
- INSTALL APPROX. 150 LF OF 6" SANITARY SEWER AT APPROX. 6.5% SLOPE. INSTALL CLEANOUTS AT EVERY CHANGE IN DIRECTION OF THE SEWER LINE. FLOWLINE AT BUILDING = 658.50
- INSTALL 1500 GAL. GREASE INTERCEPTOR. SEE MEP PLANS FOR MORE DETAILS. RIMS TO BE FLUSH WITH FINISHED GRADE. FL IN = 659.00 ; FL OUT = 658.90. REFER TO PLUMBING PLANS FOR SIZING INFORMATION. CONNECT TO GREASE WASTE LINE BUILDING FROM BUILDING.
- INSTALL EFFLUENT SAMPLING INSPECTION WELL (A. PARKS EQUIPMENT SERVICES SAMPLE WELL SWB-1, HANSON PRECAST SAMPLING WELL OR PW EAGLE SAMPLE WELL WITH 15" MIN. DIA. ACCESS COVER). FL = 658.80; RIM ELEVATION = 662.4 (AND FLUSH WITH SIDEWALK)
- CONNECT 6" LINE FROM GREASE INTERCEPTOR TO 6" SANITARY SEWER LINE.
- APPROX. 300 LF 2-1/2" GAS LINE TO BE INSTALLED BY ATMOS. SIZE TO BE VERIFIED BASED ON AVAILABLE PRESSURE AND DEMAND BY ATMOS ENERGY. PROVIDE LOAD REQUIREMENTS TO ATMOS. GAS LINE EXTENSION 100' BEYOND THE ROW TO BE PAID FOR BY DEVELOPER. ROUTING SHOWN IS PRELIMINARY.
- GAS METER LOCATION.
- INSTALL 2-4" CONDUITS FOR COMMUNICATION LINE TO BUILDING FROM ROW
- INSTALL 3 - 4" CONDUITS FOR PRIMARY ELECTRIC LINES TO PAD MOUNTED TRANSFORMER IN UTILITY EASEMENT. COORDINATE WITH ONCOR ELECTRIC DELIVERY FOR INSTALLATION
- PAD MOUNTED TRANSFORMER BY ONCOR.
- INSTALL CONDUITS FOR ELECTRIC SECONDARY LINES TO BUILDING FROM PAD MOUNTED TRANSFORMER POWER POLE IN UTILITY EASEMENT. COORDINATE WITH ATMOS ENERGY FOR SERVICE INSTALLATION
- SANITARY SEWER, GREASE WASTE, WATER AND GAS LINES FROM BUILDING. COORDINATE WITH PLUMBING PLANS
- FOR STORM DRAIN INFORMATION, REFER TO SHEET C-3.1
- REALIGNED 8" WATERLINE



LEGEND :

- PROPOSED SAN. SEWER CLEANOUT
- PROPOSED SAN. SEWER MANHOLE
- T PROPOSED GATE VALVE
- W — W — PROPOSED WATER LINE
- SS — SS — PROPOSED PRIVATE 4" SAN. SEWER LINE
- GAS — GAS — PROPOSED GAS LINE
- UGE — UGE — PROPOSED UNDERGROUND ELECTRICAL
- COM — COM — PROPOSED DATA/VOICE LINES

UTILITY MATERIAL SPECIFICATIONS	
DESCRIPTION	SPECIFICATION
DOMESTIC WATER SERVICE LINES	PEX (ASTM F876, F877)
4" SANITARY SEWER LINE	SDR35 MEETING ASTM D3034
GAS LINES	ASTM D-2513 DIRECT BURIAL HDPE PIPE



UTILITY PLAN

1.586 ACRE PARCEL LOT 3 - BLOCK E
KELLER TOWN CENTER ADDITION
CITY OF KELLER, TARRANT COUNTY, TEXAS

OWNER
 PINPOINT BEAR CREEK LAND HOLDINGS, LLC
 675 BEARING DRIVE, STE 550, HOUSTON, TX 77057
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FM 1709 KELLER PKWY DEVELOPMENT
1.586 ACRE PARCEL LOT 3 - BLOCK E
KELLER TOWN CENTER ADDITION
CITY OF KELLER, TARRANT COUNTY, TEXAS

REVISION	DESCRIPTION	DATE

C-4.0

TRENCH SAFETY:
 STATE OF TEXAS LAW REQUIRES THAT THE CONTRACTOR WILL PROVIDE A TRENCH SAFETY PLAN (TRENCH SHORING) FOR UTILITY TRENCHES GREATER THAN FIVE (5) FEET IN DEPTH. THIS PLAN SHALL BE PREPARED BY A PROFESSIONAL ENGINEER. THE CONTRACTOR SHALL SUBMIT THE TRENCH SAFETY PLAN TO THE CITY ENGINEER PRIOR TO THE START OF CONSTRUCTION.

DEVELOPER
 TRINITY PARTNERS COMMERCIAL REAL ESTATE
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 SOUTHLAKE, TX 76092
 ATTN: BRAD BOWEN PH: (214) 693-7424

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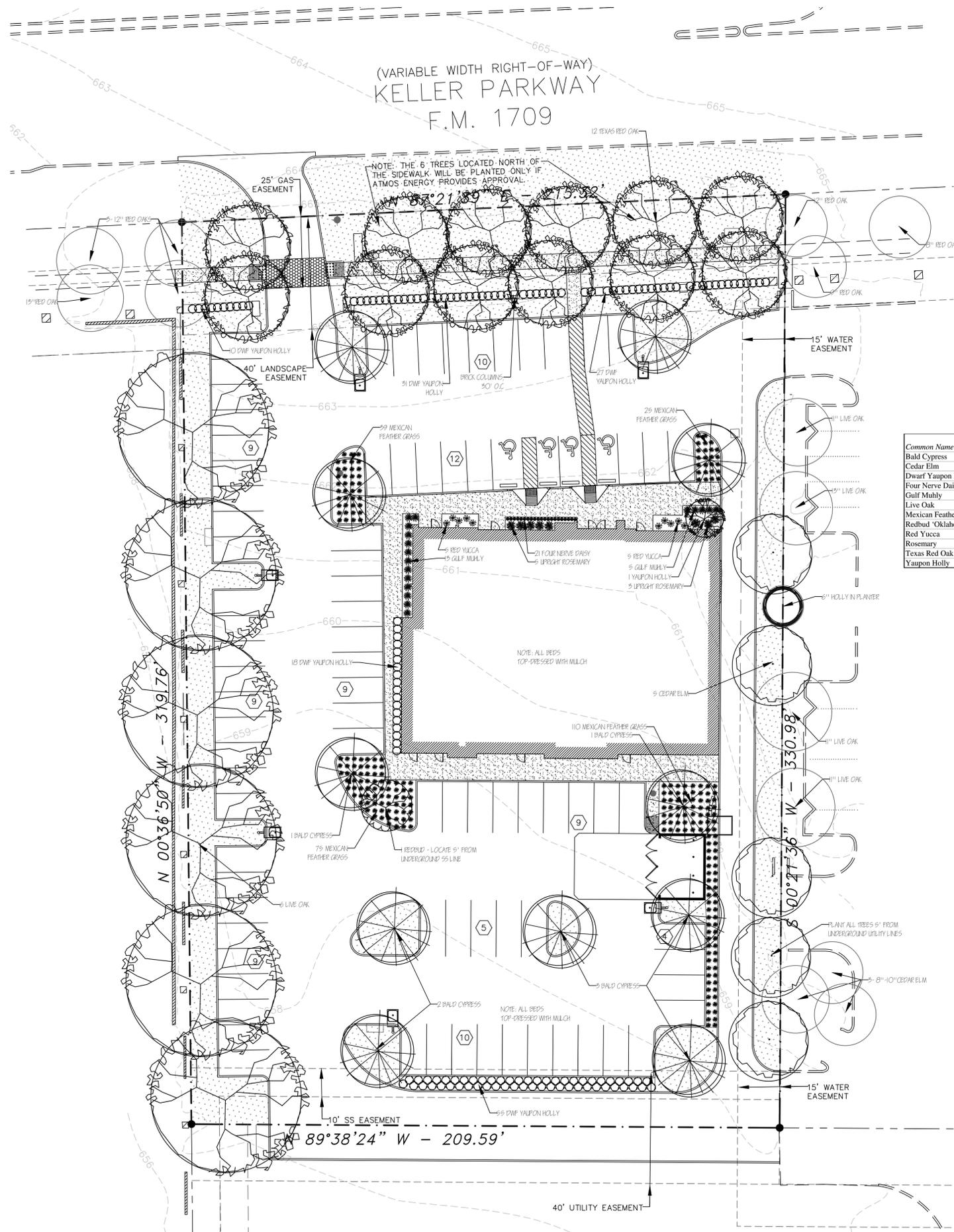
CALLED 14.700 ACRES
 PR TOWN CENTER, L.P.
 VOL. 14658, PG. 252
 P.R.T.C.T.

ZONING
 TC (TOWN CENTER)

10' UTILITY EASEMENT PER CITY OF KELLER PUBLIC WORKS DOCS. NO RECORDING INFO. AVAILABLE FL 8" E = 648.58 FL 8" S = 648.58

ZONING
 TC (TOWN CENTER)
 10' UTILITY EASEMENT
 CLERK'S FILE NO. 213190192

PAMELIA ALLENI SURVEY
 ABSTRACT NO. 1422
 JOSEPH A. DUNHAM SURVEY
 ABSTRACT NO. 1422

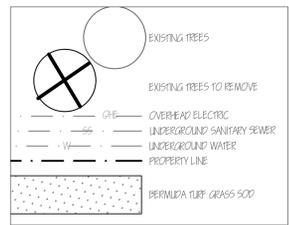


(VARIABLE WIDTH RIGHT-OF-WAY)
KELLER PARKWAY
 F.M. 1709

NOTE: THE 6 TREES LOCATED NORTH OF THE SIDEWALK WILL BE PLANTED ONLY IF ATMOS ENERGY PROVIDES APPROVAL.

Common Name	Botanical Name	Texas Native	Size	Qty	Remarks
Bald Cypress	<i>Taxodium distichum</i>	Tree	Yes	65 gal	11 Min. 3" cal
Cedar Elm	<i>Ulmus crassifolia</i>	Tree	Yes	65 gal	5 Min. 3" cal
Dwarf Yaupon Holly	<i>Ilex vomitoria 'Nana'</i>	Shrub	Yes	3 gal	141
Four Nerve Daisy	<i>Tetraneris scaposa</i>	Perennial	Yes	1 gal	21
Gulf Muhly	<i>Muhlenbergia capillaris</i>	Grass	Yes	5 gal	18
Live Oak	<i>Quercus virginiana</i>	Tree	Yes	65 gal	6 Min. 3" cal
Mexican Feather Grass	<i>Stipa tenuissima</i>	Grass	Yes	1 gal	249
Redbud 'Oklahoma'	<i>Cercis canadensis var. texens</i>	Small tree	Yes	15 gal	1 Min. 2" cal
Red Yucca	<i>Hesperaloe parviflora</i>	Shrub-like	Yes	5 gal	10
Rosemary	<i>Rosmarinus officinalis</i>	Perennial	No	3 gal	8
Texas Red Oak	<i>Quercus texana</i>	Tree	Yes	100 gal	12 Min. 4" cal; single trunk
Yaupon Holly	<i>Ilex vomitoria</i>	Small tree	Yes	15 gal	1 Min. 2" cal

PLANT LIST



DRAWING KEY

Jurisdiction of Project

REGULATORY AUTHORITIES:
 CITY OF KELLER COMMUNITY DEVELOPMENT
 MAILING ADDRESS: P.O. BOX 770, KELLER, TX 76244-0770
 PHYSICAL ADDRESS: KELLER TOWN HALL, 1100 BEAR CREEK PKWY
 COMMUNITYDEVELOPMENT@CITYOFKELLER.COM
 TELEPHONE: 817-743-4130
 TEXAS DEPARTMENT OF LICENSING AND REGULATION
 ELIMINATION OF ARCHITECTURAL BARRIERS
 E.O. THOMPSON STATE OFFICE BUILDING
 900 COLORADO
 AUSTIN, TEXAS 78701
 (512) 463-3211
 (512) 475-2886 (FAX)

Landscaping Requirements

- KELLER UNIFIED DEVELOPMENT CODE
 ARTICLE 8 - SECTION 8.08 LANDSCAPE REQUIREMENTS
 ARTICLE 8 - SECTION 8.19 TREE PRESERVATION
- A. BUFFERS**
- MINIMUM 30' LANDSCAPE BUFFER ADJACENT TO THOROUGHFARE.
 - MINIMUM 10' BUFFER ADJACENT TO SIDE AND REAR PROPERTY LINES.
- B. BUFFER TREES & LANDSCAPING**
- DOUBLE ROW OF RED OAK TREES PLANTED 30' O.C. ADJACENT TO 4 LANE ROADWAY.
 REQUIRED: 12 TREES PROVIDED: 12 TREES
 3" TREES PLANTED 50' O.C. ON 10' EAST BUFFER
 PROVIDED: 6 TREES
 - 3" TREES PLANTED 50' O.C. ON 10' WEST BUFFER
 PROVIDED: 5 TREES
 - EVERGREEN HEDGE WITH BRICK COLUMNS 30' O.C.
- C. LANDSCAPING FOR PARKING LOTS**
- PARKING ISLANDS TO CONTAIN CANOPY TREES
 - FOUNDATION PLANTING AT THE FRONTS & SIDES OF BUILDINGS
 - 15% OF PARKING AREA LANDSCAPED
- D. LANDSCAPE DOES NOT OBSTRUCT TRAFFIC VISIBILITY.**
- F. NO QUALITY TREES TO BE REMOVED.** ALL LARGE TREES TO BE REMOVED ARE LOCATED WITHIN THE BUILDING AREA.

NOTE: THE SURVEYOR HAS IDENTIFIED AN OAK WITHIN THE BUILDING AREA. HOWEVER, THIS LANDSCAPE ARCHITECT'S INSPECTION OF THE SITE IDENTIFIED THIS 12" OAK TREE IDENTIFIED BY THE SURVEYOR TO BE HACKBERRY SPECIES. IN ADDITION, SMALL CALIPER HONEY LOCUST AND GUM BUMELIA WERE ALSO IDENTIFIED.

NOTE ALL LANDSCAPE AREAS ARE TO BE MAINTAINED IN ACCORDANCE WITH CITY REGULATIONS.

Irrigation Requirements

UNDERGROUND AUTOMATIC SPRINKLING SYSTEM TO BE PROVIDED. SYSTEM DESIGNED AND INSTALLED ACCORDING TO TCEQ LAWS AND REGULATIONS PROVIDING FOR 100% COVERAGE ON ALL LANDSCAPE AND TURF. THE SYSTEM SHALL INCLUDE A FREEZE-RAIN SENSOR. IRRIGATION PLANS TO BE SUBMITTED WITH CONSTRUCTION PLANS.

Site Location



Owner & Professionals Information

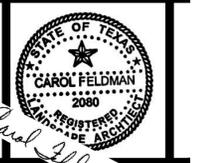
OWNER
 TRINITY PARTNERS COMMERCIAL REAL ESTATE
 P.O. BOX 96011, 450 N. KIMBALL AVE, #100, SOUTHLAKE, TX 76092
 ATTN: KEVIN MCINTOSH, 817-778-4711

ENGINEER
 THOMAS SITE DEVELOPMENT ENGINEERING INC.
 4604 BILL SIMMONS ROAD
 COLLEYVILLE, TX. 76034
 ATTN: MATHEW THOMAS, PE, 214-680-2728

LANDSCAPE ARCHITECT
 FELDMAN DESIGN STUDIOS
 P.O. BOX 832346, RICHARDSON, TEXAS 75083
 ATTN: CAROL FELDMAN, 972-523-4944
 CAROL@FELDMANDESIGN.COM

FELDMAN DESIGN STUDIOS
 P.O. Box 832346 Richardson, Texas 75083
 Office: 972.980.1750 Mobile: 972.925-4944
 carol@feldmandesign.com

NO.	ITEM DESCRIPTION	DATE
1.	SITE PLAN SUBMITTAL	5.9.18
2.	REVISED PER OWNER & CITY COMMENTS	6.19.18
3.		
4.		
5.		
6.		
7.		



These drawings have been prepared by or under the supervision of Carol Feldman, Registered Landscape Architect #2080, Licensed Irrigator LI #20245

JASON DELI & OTHER RETAIL
 1400 KELLER PARKWAY
 KELLER, TEXAS 76248

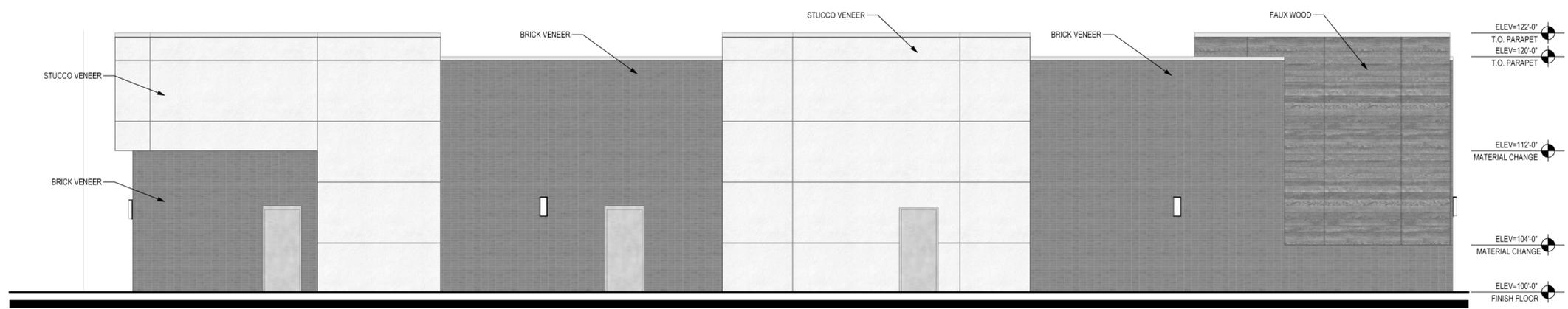
SHEET NO.
L1.01

LANDSCAPE PLANTING PLAN

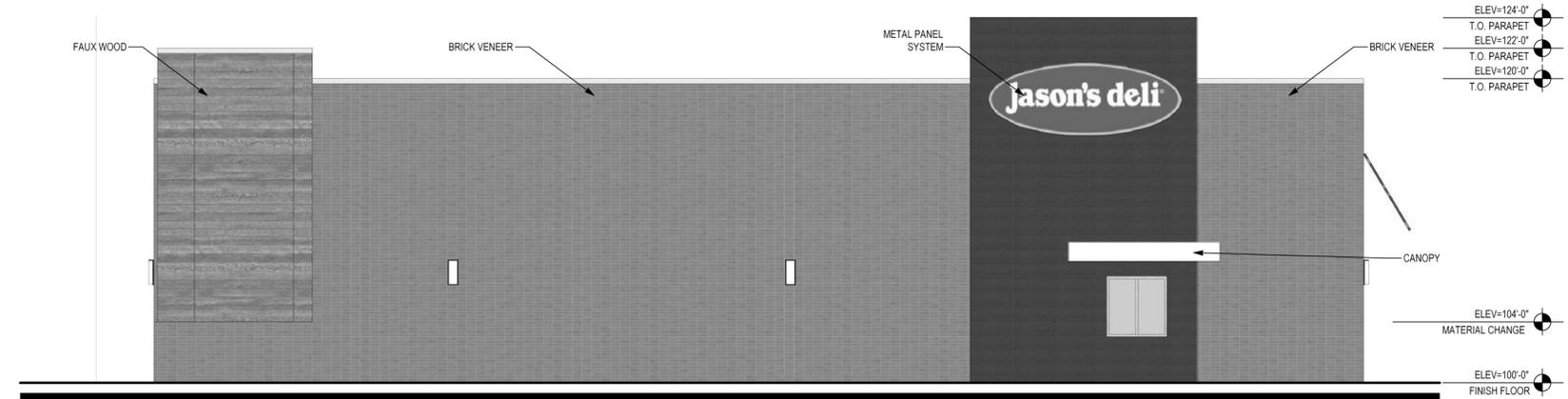
PLANTING PLAN
 Scale: 1" = 20'



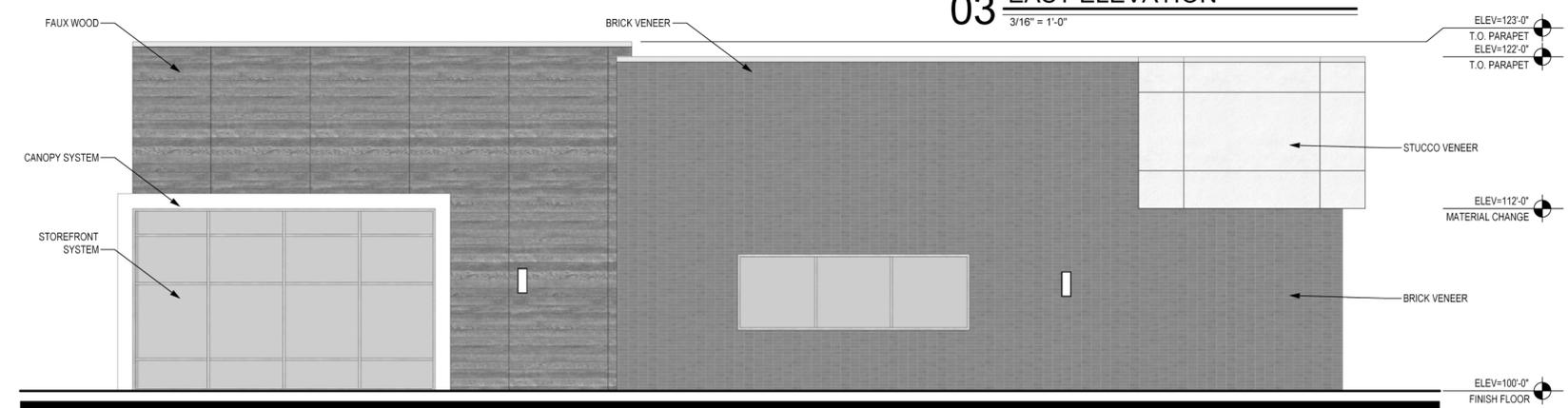
01 NORTH ELEVATION
3/16" = 1'-0"



02 SOUTH ELEVATION
3/16" = 1'-0"



03 EAST ELEVATION
3/16" = 1'-0"



04 WEST ELEVATION
3/16" = 1'-0"

NORTH ELEVATION		
BRICK	507 S.F.	30 %
STUCCO	292 S.F.	17 %
METAL PANEL	485 S.F.	28 %
FAUX WOOD	433 S.F.	25 %
TOTAL AREA	1,717 S.F.	100.0 %

SOUTH ELEVATION		
BRICK	1,071 S.F.	46 %
STUCCO	999 S.F.	43 %
FAUX WOOD	262 S.F.	11 %
TOTAL AREA	2,332 S.F.	100.0 %

EAST ELEVATION		
BRICK	1,114 S.F.	68 %
METAL PANEL	333 S.F.	21 %
FAUX WOOD	181 S.F.	11 %
TOTAL AREA	1,628 S.F.	100.0 %

WEST ELEVATION		
BRICK	833 S.F.	57 %
STUCCO	142 S.F.	10 %
FAUX WOOD	486 S.F.	33 %
TOTAL AREA	1,461 S.F.	100.0 %

TOTAL BUILDING		
BRICK	3,525 S.F.	49 %
STUCCO	1,433 S.F.	20 %
METAL PANEL	818 S.F.	12 %
FAUX WOOD	1,362 S.F.	19 %
TOTAL AREA	7,138 S.F.	100.0 %

NCA Partners
ARCHITECTURE

5646 MILTON ST.
SUITE 610
DALLAS, TX 75206
214.361.9901
214.361.9906 FAX
ncapartners.com

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KELLER PARKWAY RETAIL

KELLER TOWN CENTER
1420 KELLER PARKWAY
KELLER, TX 76248

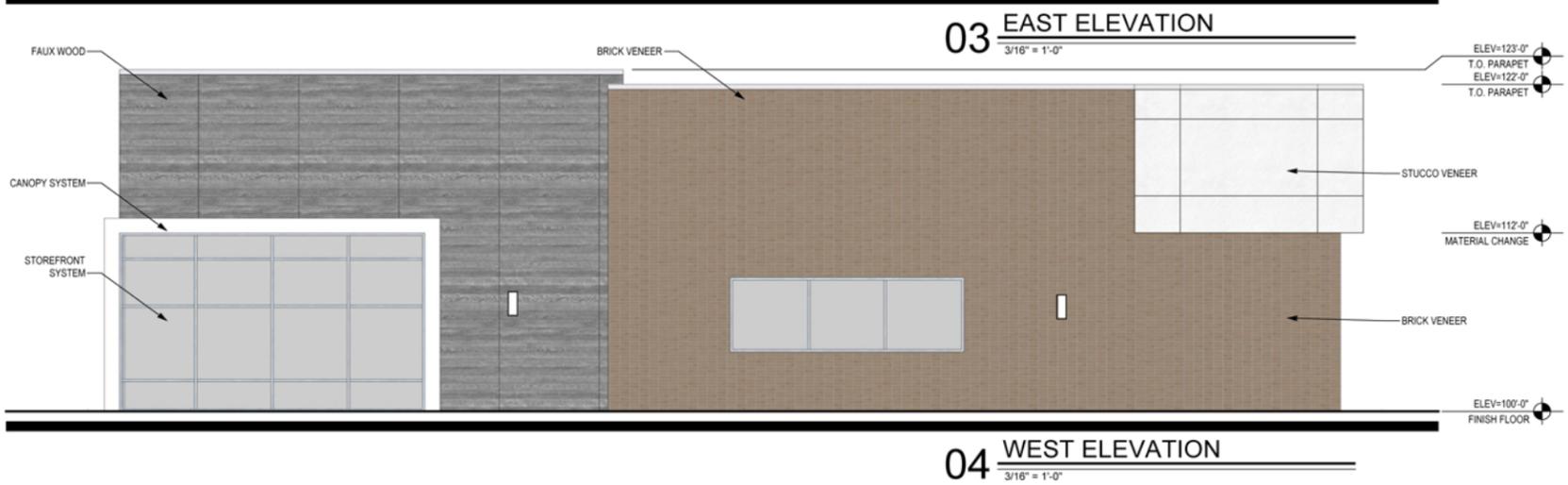
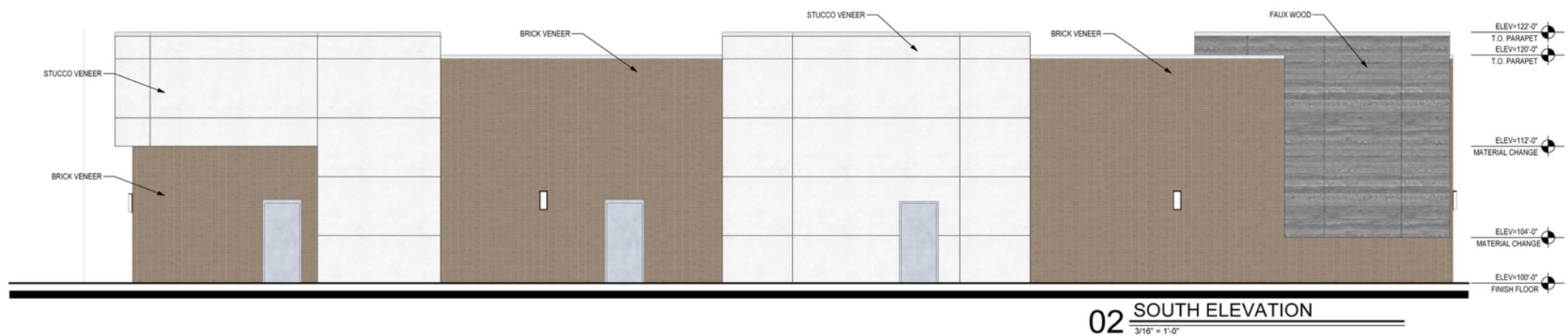
DATE	DESCRIPTION
05/10/2018	CITY SUBMITTAL
06/07/2018	CITY RESUBMITTAL



NCA JOB # 18035

EXTERIOR ELEVATIONS

A3.01



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NCA JOB #: 18035

EXTERIOR ELEVATIONS

A3.01

